

MINUTES
GREEN BAY PLAN COMMISSION
Monday, September 25, 2017
City Hall, Room 604
6:00 p.m.

*****For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/plan-commission-meeting-102/> and follow the time stamp listed on each item.***

MEMBERS PRESENT: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. David Nennig, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

OTHERS PRESENT: Kevin Vonck, Paul Neumeyer, Tom Giese, Stephanie Hummel, Tim Denissen and Pat Kaster

APPROVAL OF MINUTES:

Approval of the minutes from the August 7, 2017, Plan Commission meeting. (0:00:45)

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the minutes from the August 7, 2017, Plan Commission meeting. Motion carried.

ELECTION OF OFFICERS:

Discussion and action on the annual Election of Officers of the Plan Commission per Commission Rule #17 - Chair, Vice-Chair, and Secretary. (0:00:56)

K. Vonck asked for nominations for Chair of the Plan Commission. S. Bremer nominated T. Gilbert as Chair, seconded by J. Wiezbiskie. K. Vonck then asked three times if there were any additional nominations for Chair of the Plan Commission. There were no other nominations. Motion carried.

T. Gilbert asked for nomination for Vice-Chair of the Plan Commission. T. Gilbert nominated S. Bremer for Vice-Chair of the Plan Commission, seconded by J. Wiezbiskie. T. Gilbert then asked three times for any additional nominations for Vice-Chair of the Plan Commission. There were no other nominations. Motion carried.

T. Gilbert stated the role of secretary has been held by the current director. S. Bremer nominated K. Vonck as Secretary of the Plan Commission, seconded by J. Wiezbiskie. T. Gilbert asked three times if there were any additional nominations for Secretary of the Plan Commission. There were no other nominations. Motion carried.

COMMUNICATIONS:

1. Request by Ald. Guy Zima to review and update the “Green Bay Wisconsin Comprehensive Waterfront Plan 1995” to determine what can be done to complete the vision of that study. Recommendation: Refer to Staff. (0:04:35)

K. Vonck stated they would like to change the recommendation, per Ald. G. Zima, and refer this request to the Parks Committee for further discussion.

A motion was made by J. Wiezbiskie and seconded by L. Hanson to refer to the Parks Committee a request by Ald. Guy Zima to review and update the "Green Bay Wisconsin Comprehensive Waterfront Plan 1995" to determine what can be done to complete the vision of that study. Motion carried.

OLD BUSINESS:

2. (TA 17-03) Consideration with possible action on the referral from the Improvement & Services Committee on the request of Ald. Tom Sladek to discuss the creation of an ordinance limiting the height of property-line hedges to the same height as property-line fences. Recommendation: Receive & place on file. (0:05:36)

A motion was made by J. Wiezbiskie and seconded by S. Bremer to receive and place on file the request of Ald. Tom Sladek to discuss the creation of an ordinance limiting the height of property-line hedges to the same height as property-line fences. Motion carried.

NEW BUSINESS:

3. (ZP 17-25) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family home within an Office/Residential (OR) located at 308 S. Quincy Street, submitted by Tim Denissen, NeighborWorks® Green Bay. (Ald. R. Scannell, District 7) (0:06:56)

P. Neumeyer presented to Commissioners the staff report and recommendation. Staff has notified affected property owners regarding the request and there were not inquiries received. Staff is recommending approval of the request subject to the following conditions:

- Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit and standard site plan review/approval.
- Approval by the Green Bay Redevelopment Authority.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve the request to authorize a Conditional Use Permit (CUP) for a single-family home within an Office/Residential (OR) located at 308 S. Quincy Street, subject to the above listed conditions.

T. Gilbert stated there were people here to speak.

A motion was made by Ald. D. Nennig and seconded by L. Hanson to open the floor for public comments.

Tim Denissen – NeighborWorks®: T. Denissen informed Commissioners the reason for the build and that it is a student build. Other information discussed included the lot selection.

A motion was made by L. Hanson and seconded by J. Wiezbiskie to close the floor and return to regular order of business.

Motion carried.

4. (TA 17-05) Consideration with possible action on the request to amend Chapter 13-2013(i)(2) Mitigation of Multiple Message Signs, submitted Don Snyder, Lamar Advertising of Green Bay. (0:11:28)

P. Neumeyer presented to Commissioners the staff report and recommendation. He then went through the new draft language that would be incorporated into the code. Staff is recommending approval of the request, subject to the proposed language change:

13-2013(2)(d)

(d) Relocating an existing multiple message sign from one location to another within the City shall not require a mitigation plan, provided that such relocation does not result in an increase in the overall number of sign faces or structures (whether static or multiple message) located in the City. In lieu of a mitigation plan, the applicant shall remove three (3) existing billboard sign faces under the current billboard inventory as required in Chapter 13-2013(j). A conditional use permit is nevertheless required for the relocation or replacement of a billboard sign.

A discussion ensued between staff and Commissioners. Information included sign mitigation, the Shawano Avenue request and clarification of the text amendment.

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the request to amend Chapter 13-2013(i)(2) Mitigation of Multiple Message Signs, subject to the above proposed language change. Motion carried.

5. (ROW 17-03) Consideration with possible action on the request to approve a Plat of Right-of-Way and Map Amendment for Erie Road, submitted by the Improvement & Services Committee. (Ald. T. De Wane, District 2) (0:15:06)

S. Hummel presented to Commissioners the staff report and recommendation for a Plat of Right-of-Way and Map Amendment. Information included the location, zoning and surrounding properties. She informed Commissioners of the reconstruction project by the Dept. of Public Works (DPW) between East Mason Street and Padi-Wood Lane. The request tonight is to create temporary easements for construction and to make the right-of-way width consistent. She stated that T. Giese, from DPW, is here to answer any questions regarding the reconstruction project.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve a Plat of Right-of-Way and Map Amendment for Erie Road.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to open the floor for public comments.

Tom Giese – Dept. of Public Works: T. Giese stated this is the next step needed to move the project forward.

Pat Kaster – 2170 Velp Avenue: P. Kaster stated she is representing the homeowners in the area of the project. She stated she is in favor of the request.

T. Gilbert closed the floor and returned the meeting to regular order of business.

A discussion ensued between T. Giese, S. Bremer and staff regarding the reconstruction project.

Motion carried.

INFORMATIONAL:

OTHER:

Director's Update on Council Actions. (0:19:56)

K. Vonck reported the following actions from the August 15, 2017 and September 19, 2017 Common Council meeting:

Received and Placed on File:

The Report of the Plan Commission was approved and placed on file. He went through the items that were on the report.

K. Vonck updated Commissioners that the owner withdrew their request for a PUD extension for the project at the corner of South Ridge Road and Lombardi Avenue. The owner will be allowed to use the area for temporary parking on stadium event days, but must either submit a new development plan or return the area to a grassy knoll.

A discussion ensued between staff and Commissioners regarding the PUD and what the next step would be.

Resolutions Approved:

- A CUP for 3177 Bay View Drive.
- A CUP for the 3000 block of Finger Road.
- Vacating the alley between Pine Street and Cherry Street, east of North Van Buren Street.

Ordinances Approved:

- Amending the Official Map of the City to approve a Plat of Right-of-Way for North Webster Avenue.
- Rezoning property located at 1621-1627 Main Street from General Industrial (G1) District to General Commercial (C1) District.
- Creating a Planned Unit Development Overlay District for 645 South Irwin Avenue and 1300 block of Cass Street.
- Rezoning property located at 2500 block, 2532, 2560-2566 and 2560 University Avenue and 610 Baird Creek Road from General Industrial (G1) District to Varied Density Residential (R3) and Highway Commercial (C2) District to Neighborhood Center (NC) District.

There is nothing to report from the September 19, 2017, Common Council meeting.

T. Gilbert welcomed Randall Petrouske to the Plan Commission.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by L. Hanson and seconded by J. Wiezbiskie to adjourn. Motion carried.

Meeting adjourned at 6:27 p.m.